



SHORELINE VARIANCE SUBMITTAL REQUIREMENTS

The purpose of a variance is strictly limited to granting relief to specific bulk, dimensional or performance standards set forth in the Shoreline Master Program where there are extraordinary or unique circumstances relating to the property such that the strict implementation of the master program will impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020.

1. Variance permits for development and/or uses that will be located landward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030 (2)(B) and/or landward of any wetland as defined in RCW 90.58.030 (2)(h), may be authorized provided the applicant can demonstrate all of the following:

- a. That the strict application of the bulk, dimensional or performance standards set forth in the Shoreline Master Program precludes or significantly interferes with a reasonable use of the property.
- b. That the hardship described in (1) above is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the Shoreline Master Program, and not, for example, from deed restrictions or the applicant's own actions.
- c. That the design of the project will be compatible with other permitted activities in the area and will not cause adverse effects to adjacent properties or the shoreline environment.
- d. That the variance authorized does not constitute a privilege not enjoyed by the other properties in the area, and will be the minimum necessary to afford relief.
- e. That the public interest will suffer no substantial detrimental effect.

2. Variance permits for development and/or uses that will be located waterward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030 (2)(b) or within any wetland as defined in RCW 90.58.030 (2)(h), may be authorized provided the applicant can demonstrate all of the following:

- a. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes all reasonable uses of the property.
- b. That the proposal is consistent with the criteria established under subsection (1)(b) through (e).
- c. That the public rights of navigation and use of the shorelines will not be adversely affected.
- d. In the granting of all Variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example if variances were granted to other developments and/or uses in the area where similar circumstances exist the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.
- e. Variances from the use regulations of the master program are prohibited.

Submittal Requirements:

- Planning Permit Master Application form
- Certification and Transfer of Applicant Status form
- 3 Copies** of written narrative addressing the criteria above.
- 3 Copies** of site plan at 1"=20' or 1"=30' scale
- 3 Copies** of a small-scale vicinity map.
- \$500 Permit Fee and \$1000 Deposit